



## BUILDING ANALYSIS







**Bloomington, Indiana**  
July, 2013



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Certified Tech Park Master Plan Study					Building Overview		
City of Bloomington					Date: August 2012		
Building Analysis					Prepared by: MKSK/ Kirkwood Design Studio, pc		
Building		Warehouse A	Warehouse B	Showers Kiln	Showers Dimension Mill	Showers Administration	Garage
Building Photo							
Current Use		Production/Office	Receiving/Storage	Storage	Storage	Office	Storage
Former Use		Production/Office	Food Processing / Receiving/Storage	Kiln – Wood Drying	Wood Milling	Office	Storage
Year Built		1971	1969	1910-1923	1910-1923	1916	1920
Historical Significance		None	None	Contributing *	Contributing *	Outstanding *	Contributing *
Tax Credit Potential		None	None	Yes	Yes	Yes	
Square Footage		31,074	81,273	5,954 +	23,247	18,444	1,480
No. of Floors		1 Story Split Level w/ Mezzanines	1 Story	1 Story	1 Story w/ Basement	2 Story w/ Basement	1 Story
Square Footage per Floor / Level		1 <sup>st</sup> = 23,968 Hi-Bay 1 <sup>st</sup> = 4,809 Office M = 1,274 Office M = 1,023 Mech.	1 <sup>st</sup> = 45,346 Hi-Bay 1 <sup>st</sup> = 18,477 Mid-Bay 1 <sup>st</sup> = 8,450Receiv'ng 1 <sup>st</sup> = 9,000 Office	1 <sup>st</sup> = 5,954 Storage	1 <sup>st</sup> =19,068 Storage B = 4,179 Storage	B = 4,652 Storage 1 <sup>st</sup> = 6,862 Office 2 <sup>nd</sup> = 6,930 Office	1 <sup>st</sup> = 1,480 Storage
Phase I Environmental		Nothing Found	Nothing Found	Building was previously used for hazardous waste storage. Additional testing was recommended in a 2009 Phase I report.	Nothing Found	Nothing Found	Nothing Found
Renovation Cost Range		\$2.3 to \$ 4.6 M	\$8.0 to \$12.0 M	\$0.6 to \$ 0.9 M	\$2.3 to \$ 3.5 M	\$1.5 to \$ 3.0 M	\$ 0.07 to \$0.15 M
Demolition Cost Range		\$0.4 to \$ 0.5 M	\$0.9 to \$ 1.2 M	\$0.1 to \$ 0.9 M	\$0.5 to \$ 0.8 M	\$0.5 to \$ 0.7 M	\$0.02 to \$0.05 M
Partial Renov/Demo		\$0.5 to \$ 0.8 M	NA	NA	\$1.2 to \$ 1.8 M	\$1.4 to \$ 2.0 M	NA

\* Building is listed on the National Register for Historic Places

NA= Not Applicable

Certified Tech Park Master Plan Study														Code Assessment											
City of Bloomington														Date: August 2012											
Building Analysis														Prepared by: MKSK/ Kirkwood Design Studio, pc											
Building		Warehouse A				Warehouse B				Showers Kiln				Showers Dimension Mill				Showers Administration				Garage			
Const. Type per Bldg Code		II B				II B				II B				V				V				V			
Occupancy Type – Existing		B / F1				B / F1 / S2				H				F1 / S1				B / S1				S1			
Occupancy Type - Proposed		B				B				B				B				B				S1			
Allowable: Stories/SF		4 / 23,000				4 / 23,000				4 / 23,000				2 / 9,000				2 / 9,000				1 / 9,000			
Sprinklered: Stories/SF		*300% = 69,000				*300% = 69,000				---				*300 = 2 / 27,000				*200 = 2 / 18,000				N/A			
Actual: Stories/SF		1 / 31,074				1 / 81,273				1 / 5,954				1 / 23,247				2+B/13,792+4,692				10			
Occupancy Count: (100 sf/person)		310				812				59				232				138				10			
Plumbing Fixtures Needed		13 WC / 8 LAV				33 WC / 21 LAV				3 WC / 2 LAV				10 WC / 6 LAV				6 WC / 4 LAV				NA			
Special Code		NA				UL				NA				NA				NA				NA			
Code Compliance		Y	N	*	R	Y	N	*	R	Y	N	*	R	Y	N	*	R	Y	N	*	R	Y	N	*	R
Allowable Stories		Y				Y				Y				Y				Y				Y			
Allowable SF		Y				Y				Y				Y				Y				Y			
Fire Suppression		Y						*		NA				Y							R				
Exiting			N	*			N	*			N	*			N	*					R		N		
Accessibility:																									
Entries			N	*			N	*			N	*			N	*			N	*			N		
Between Levels			N	*			NA				N	*			N	*			N	*		NA			
Restrooms			N	*			N	*			N	*		Y					N	*		NA			
Doors & Hardware			N	*			N	*			N	*			N	*			N	*			N		
Stair Rise/Run					R						N	*		NA							R	NA			
Plumbing Fixture Count			N	*			N	*			N	*			N	*			N	*			N		
Energy Code Reqmt’s Met:																									
Walls			N				N				N				N				N				N		
Roof			C				C				N				N				N				N		
Windows			N				N				N				N				N				N		

**Code Compliance Key:**

**Y**=Yes it currently complies

**N**= No it does not currently comply

**\*** = Can be Modified to Comply

**R**=Rehab Code required to Comply

**C**=Confirm with Future Analysis

**NA**= Not Applicable

**Occupancy Type Key:**

B = Business / Office

F1 = Factory Industrial Moderate Hazard

S1 = Moderate Hazard Storage

S2 = Low Hazard Storage

**Required Plumbing Fixtures:**

Water Closets (WC): 1 per 25

Lavatories (L): 1 per 40

(Note: Indiana Code allows plumbing fixtures to be provided for the number of *actual* occupants; fixture quantities given above are per occupant load)

Certified Tech Park Master Plan Study								Existing Conditions Review						
City of Bloomington								Date: August 2012						
Building Analysis								Prepared by: MKSK/ Kirkwood Design Studio, pc						
1 = Excellent Condition/No work Required 2 = Good Condition/ Minimal Work Required 3 = Fair Condition/ Moderate Work Required 4 = Poor Condition / Extensive Work Required or Replacement 5 = Beyond Repair or Replacement														
Building			Warehouse A		Warehouse B		Showers Kiln		Showers Dimension Mill		Showers Administration		Garage	
Structural Frame			Steel Frame	1	Steel Frame	1	Masonry Bearing Walls /PIP conc. roof	3	Ext. Brg Walls, wood frame, wood joist with sawtooth roof	3	Ext. Brick Brg. Walls, wood frame, wood joist	2	Ext. Brg Walls w/ wood roof joist	4
Exterior Walls			Insulated Metal Panels	3	Insulated Metal Panels	3	Brick / Corrugated Mtl	3	Brick veneer on Brick back-up	3	Brick w/ limestone trim	3	Brick	2
Roof			Single Ply Membrane	2	Single Ply Membrane. Replaced 2002 Leaks Reported	4	Poured –in-place Conc. w/ built up roofing	4	Sawtooth Wood frame structure w/ Skylights	4	Membrane/Built-up Roof. Being replaced by COB	4	Built up roof on wood structure	4
Drainage			Conduit to City Storm System	2	Conduit to City Storm System	2	Slope to Central collection and then to grade	4	Internal roof drains to below Slab and City Storm System	3	Exterior gutter & downspouts	4	Exterior gutter & downspouts	4
Windows			HM w/Single Pane Glass	4	Alum. w/Single Pane Glass	4	None	-	Insul. Alum. Wd. Clad	2	Single Pane Steel	4	---	-
Exterior Doors			Hollow Metal	3	Alum. / HM		Metal /Wood	4	Steel	3	Wood / Steel	4	Wood/Steel	4
Interior Walls			Drywall /CMU	2	Drywall /CMU	2	Brick		---		Plaster / Wood	2	---	-
Floors			Sealed Conc. / Carpet/VCT	2	Sealed Conc. / Carpet/VCT/ Quarry Tile	2	Conc./Fiber bd. 4’ Depressed Slabs at 2 bays.		Sealed Conc. Wood	2	Wood / Cork / Carpet / CT	3	Unknown	-
Ceilings			Exp. Structure/ SAT	3	Exp. Structure/ Insul. /SAT/	4	Exposed conc. – wire mesh.	4	Exposed Wood Structure	3	Plaster / Sat. Exp. Structure	3	Exp. Structure	4
Ceiling Heights			8’ Offices 14’ Warehouse	1	8’ Offices 10’ Production 14’ Warehouse	1	Height varies 12’-4” to 17’-0”	1	Height Varies w/ Sawtooth	1	B = < 7’ 1 = >8’ 2 = >8’	3 2 2	Storage 9’+/-	2

Certified Tech Park Master Plan Study							Existing Conditions Review, continued					
City of Bloomington							Date: August 2012					
Building Analysis							Prepared by: MKSK/ Kirkwood Design Studio, pc					
Building	Warehouse A		Warehouse B		Showers Kiln		Showers Dimension Mill		Showers Administration		Garage	
Interior Doors	Wood/HM	2	Wood/HM	2	Hollow Metal		Hollow Core	4	Wd/Hollow Mtl	2	None	-
Door Hardware	Knobs	4	Knobs	4	Knobs	4	Knobs	4	Knobs	4	None	-
Restrooms	CT/paint/Mtl partitions	3	CT/paint/Mtl partitions/lockr	3	None	5	GWB	2	Glazed Structural Brick	3	None	-
Unique Condition	6" slabs at warehouse with some 12" slabs.	2	12" thick Conc. Insulated Floors; Secured Dock	2	Floor slabs at various levels.	3	Skylights	4	Extensive Woodwork in Public Areas	2	None	-
<b>Electrical Systems</b>												
Bldg Service	Single phase and three-phase	3	Single phase and three-phase	2	Single phase	3	confirming	3	Single phase	2	Single phase	4
Lighting	4' Fluorescent 8' Fluorescent	2	4' Fluorescent 8' Fluorescent	2	Bare-bulb incandescent	4	4' and 8' fluorescent	4	Original fixtures/ fluorescent	2	Minimal	4
Power Distribution	Provided	2	Provided	2	Provided	4	Provided	3	Provided	3	Minimal	3
Smoke Detection	Provided	2	Provided	2	None	-	N/A		Provided	3	None	-
Data	Provided	2	Provided	2	None	-	Provided		Provided	3	None	-
<b>Mechanical System</b>												
Heating	Gas fired HW Boiler, 6 AHU's	2	Gas Fired Boiler System	3	Radiant Ceiling /Perimeter	5	Steam Pipe / HW	4	Gas to Steam Boiler	3	None	-
Air Conditioning	200 ton York Centrifugal 2-speed Tower	2	None/ Window units @ offices	4	None	-	None	-	Split System with DX Chiller	2	None	-
Humidity Control	Gas fired Humidity Boiler	2	None	-	None	-	None	-	None	-	None	-
<b>Plumbing</b>												
Water Service	COB Utilities	2	COB Utilities	2	COB Utilities	4	COB Utilities	3	COB Utilities	4	None	-
Fire Suppression	Yes	2	Yes	3	None	-	Yes	3	No	-	None	-
Fixtures	Original	3	Original	3	Sinks/Eyewash	4	Circa 1995	2	Original	4	None	-
Sanitary	Yes	2	Yes	2	Yes	3	Yes	2	Yes	4	None	-
Grease/Solid Intcptr.	Solids Intecptr.	4	Grease Intecept.	3	NA		NA		NA		None	-

NA= Not Applicable



**BLOOMINGTON TECH PARK - FEASIBILITY STUDY**  
PREPARED BY MKSK/KIRKWOOD DESIGN STUDIO, PC  
AUGUST 2012



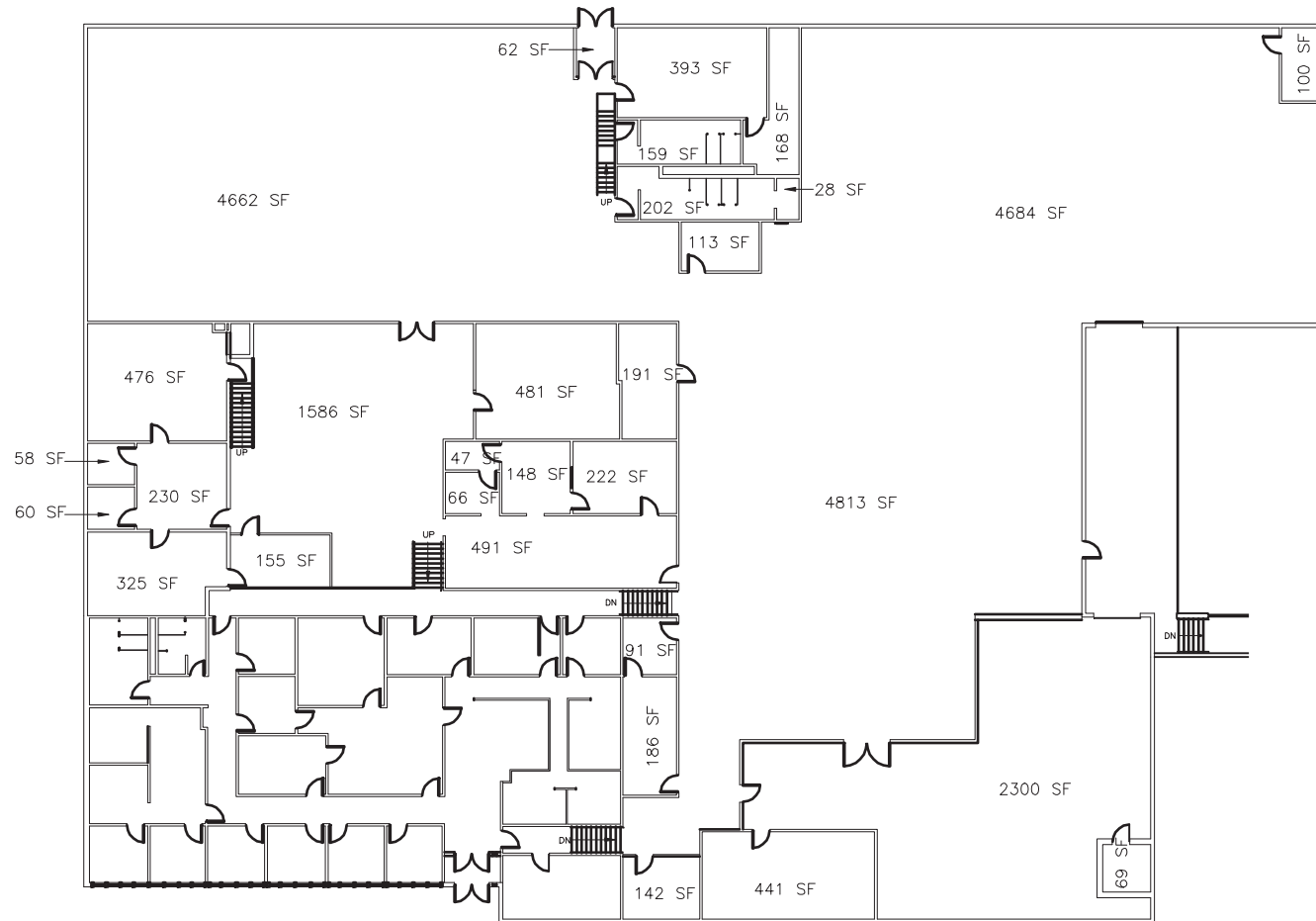
IU PRINTING SERVICES



**BLOOMINGTON TECH PARK - FEASIBILITY STUDY**  
PREPARED BY MKSK/KIRKWOOD DESIGN STUDIO, PC  
AUGUST 2012



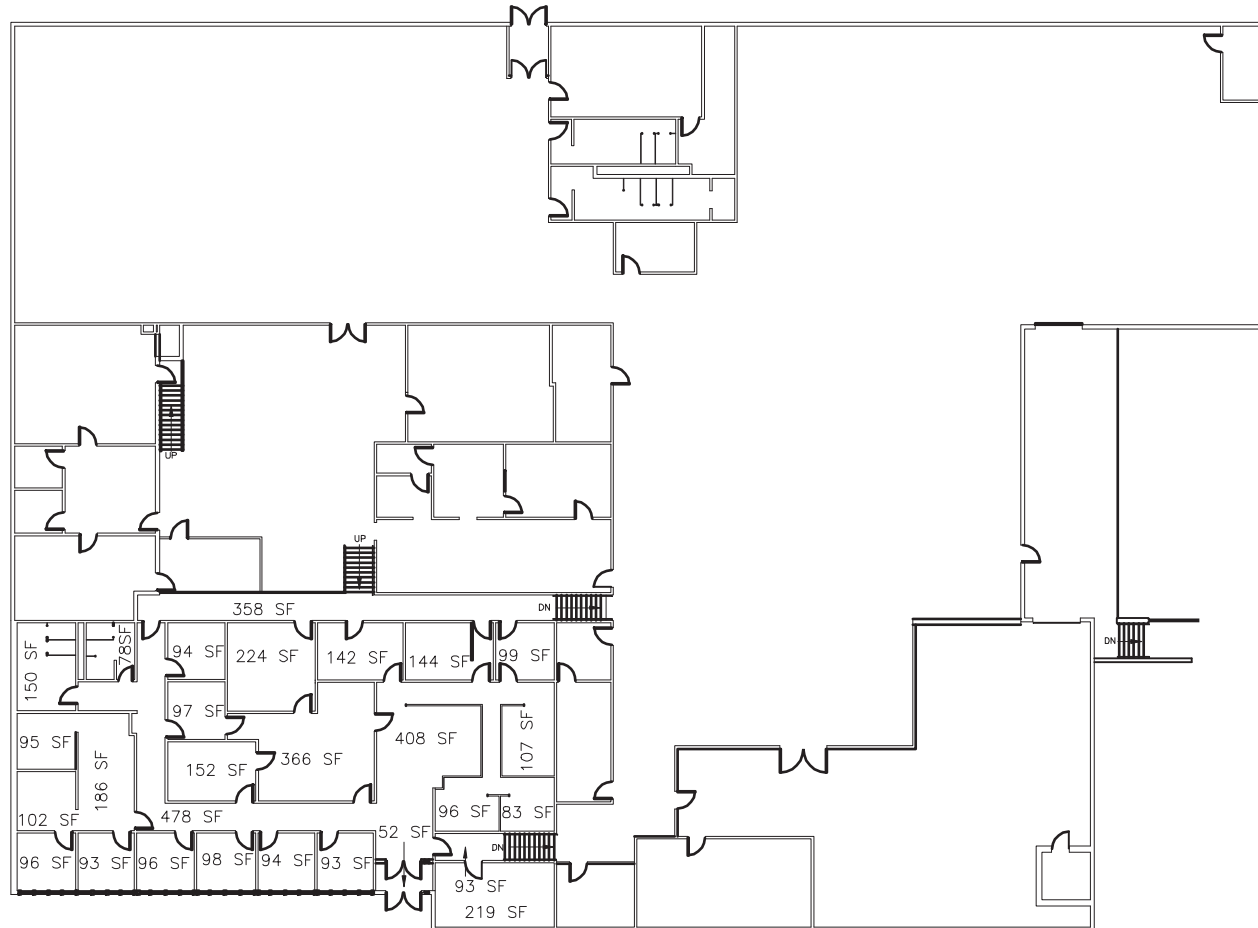
IU PRINTING SERVICES



# GROUND FLOOR PLAN

SCALE: 1"=30'-0"

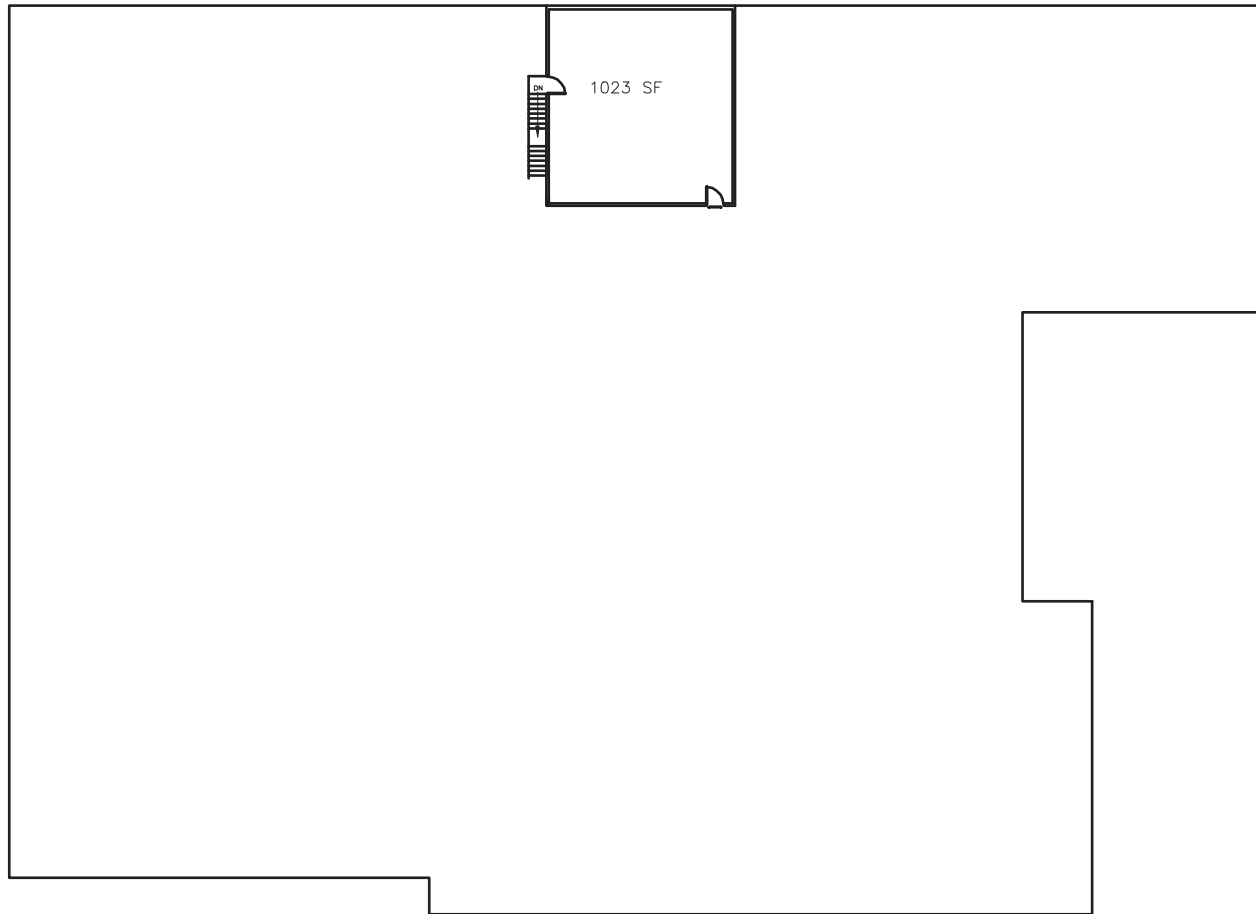
23968 s.f. approx. (exterior gross)



## SECOND FLOOR PLAN

SCALE: 1"=30'-0"

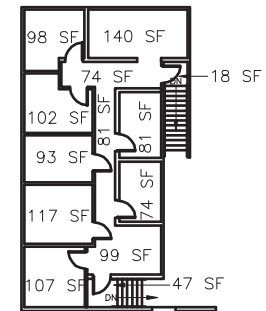
4809 s.f. approx. (exterior gross)



**FOURTH FLOOR PLAN**

SCALE: 1"=30'-0"

1082 s.f. approx. (exterior gross)



**THIRD FLOOR PLAN**

SCALE: 1"=30'-0"

1274 s.f. approx.  
(exterior gross)

**BLOOMINGTON TECH PARK - FEASIBILITY STUDY**  
PREPARED BY MKSK/KIRKWOOD DESIGN STUDIO, PC  
AUGUST 2012



IU FOOD STORAGE



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AUGUST 2012



IU FOOD STORAGE





## BLOOMINGTON TECH PARK - FEASIBILITY STUDY

PREPARED BY MKSK/KIRKWOOD DESIGN STUDIO, PC

AUGUST 2012



SHOWERS KILN

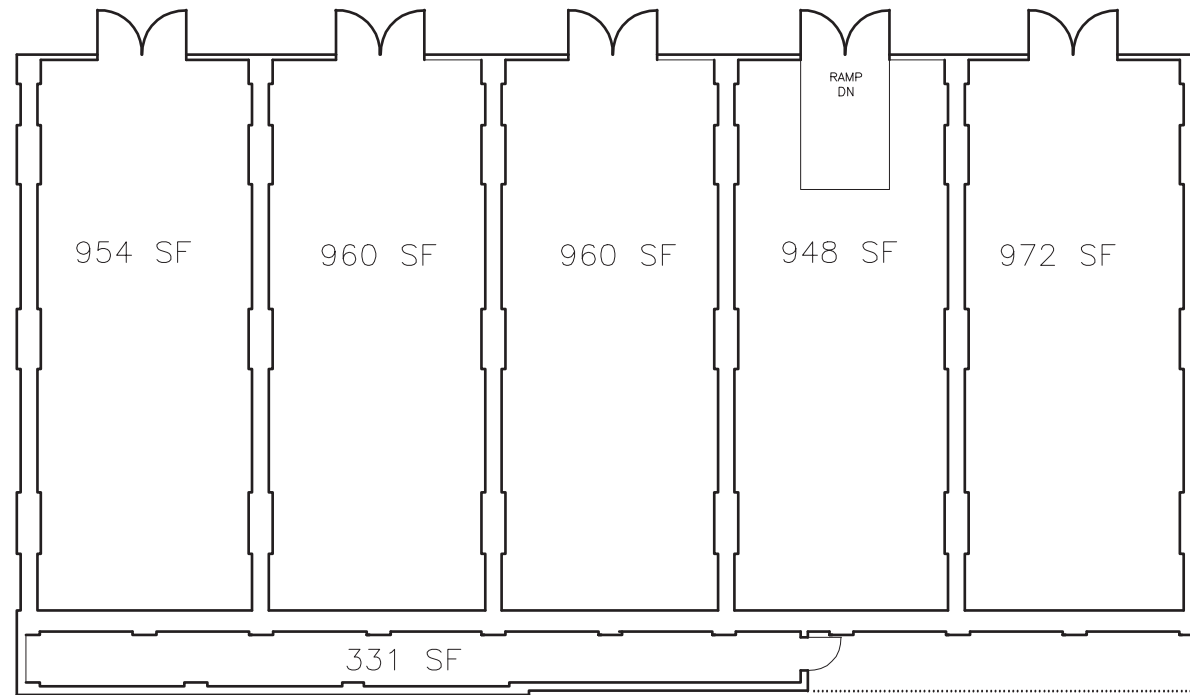
## BLOOMINGTON TECH PARK - FEASIBILITY STUDY

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AUGUST 2012



SHOWERS KILN



# GROUND FLOOR PLAN

SCALE: 1/16"=1'-0"

5954 s.f. approx. (exterior gross)



## City of Bloomington TECH PARK MASTER PLAN Showers Kiln

DRAWING NO.: 3  
PROJECT NO.: 2012-06  
DATE: AUGUST 2012



## BLOOMINGTON TECH PARK - FEASIBILITY STUDY

PREPARED BY MKSK/KIRKWOOD DESIGN STUDIO, PC

AUGUST 2012

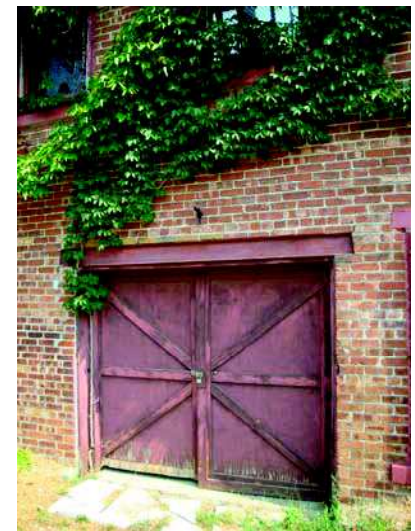


SHOWERS DIMENSION MILL

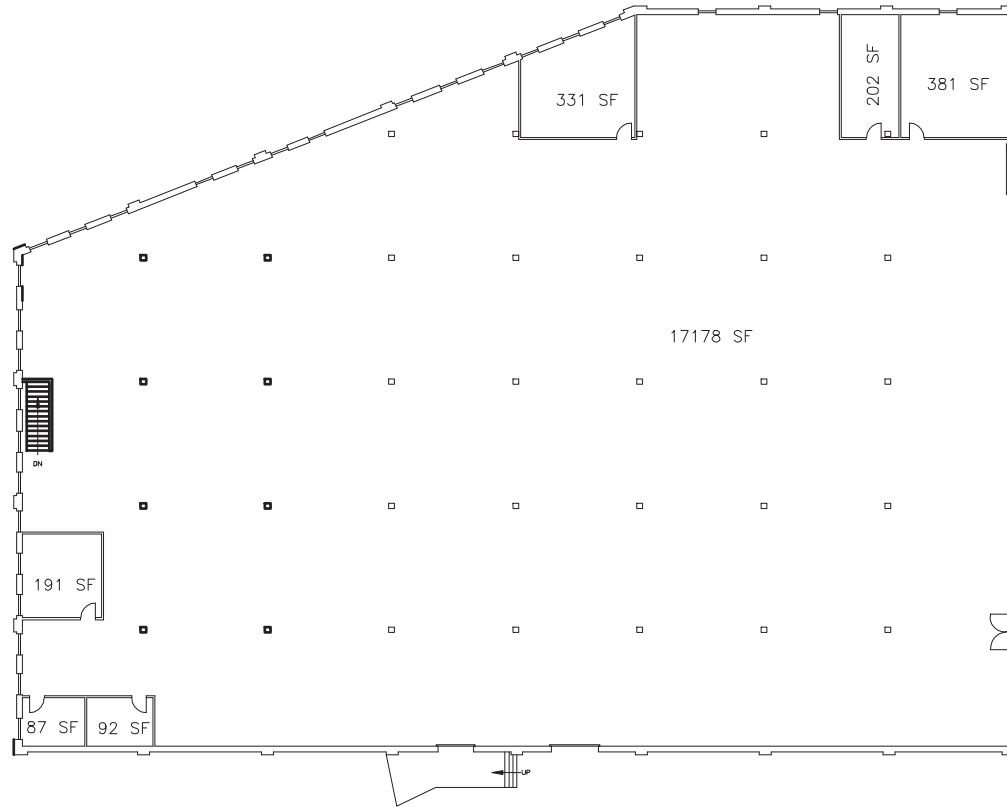
## BLOOMINGTON TECH PARK - FEASIBILITY STUDY

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AUGUST 2012



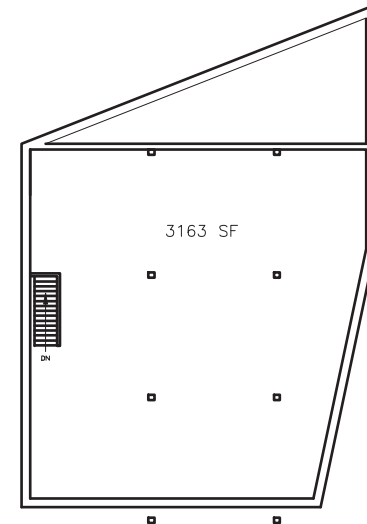
SHOWERS DIMENSION MILL



## FIRST FLOOR PLAN

SCALE: 1"=30'-0"

19068 s.f. approx. (exterior gross)



## GROUND FLOOR PLAN

SCALE: 1"=30'-0"

4179 s.f. approx. (exterior gross)



**BLOOMINGTON TECH PARK - FEASIBILITY STUDY**  
PREPARED BY MKSK/KIRKWOOD DESIGN STUDIO, PC  
AUGUST 2012



SHOWERS ADMINISTRATION BUILDING

**BLOOMINGTON TECH PARK - FEASIBILITY STUDY**  
PREPARED BY MKSK/KIRKWOOD DESIGN STUDIO, PC  
AUGUST 2012



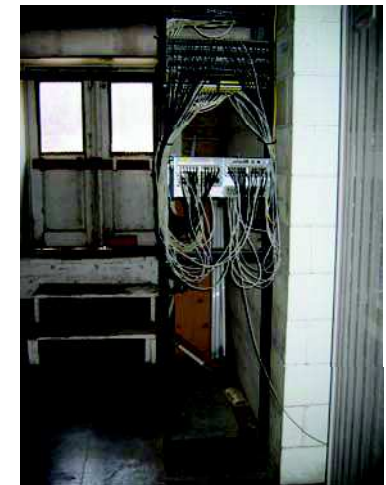
SHOWERS ADMINISTRATION BUILDING



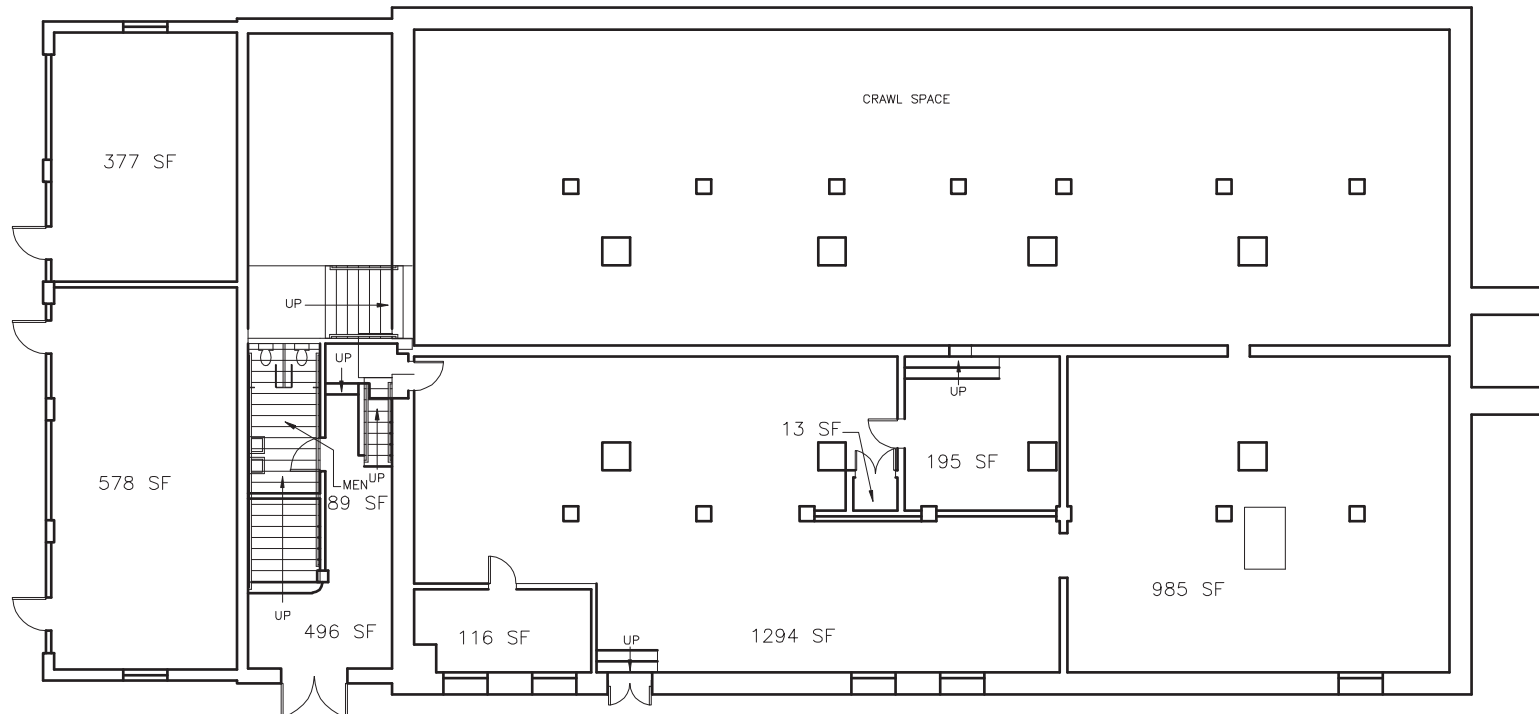
## BLOOMINGTON TECH PARK - FEASIBILITY STUDY

PREPARED BY MKSK/KIRKWOOD DESIGN STUDIO, PC

AUGUST 2012



SHOWERS ADMINISTRATION BUILDING



## GROUND FLOOR PLAN

SCALE: 1/16"=1'-0"

4652 s.f. approx. (exterior gross)

4652 s.f. approx.-Ground Floor

6862 s.f. approx.-First Floor

6930 s.f. approx.-Second Floor

18444 s.f. approx. (exterior gross)

**KIRKWOOD**  
designstudio  
p.c.

ARCHITECTURE+PLANNING

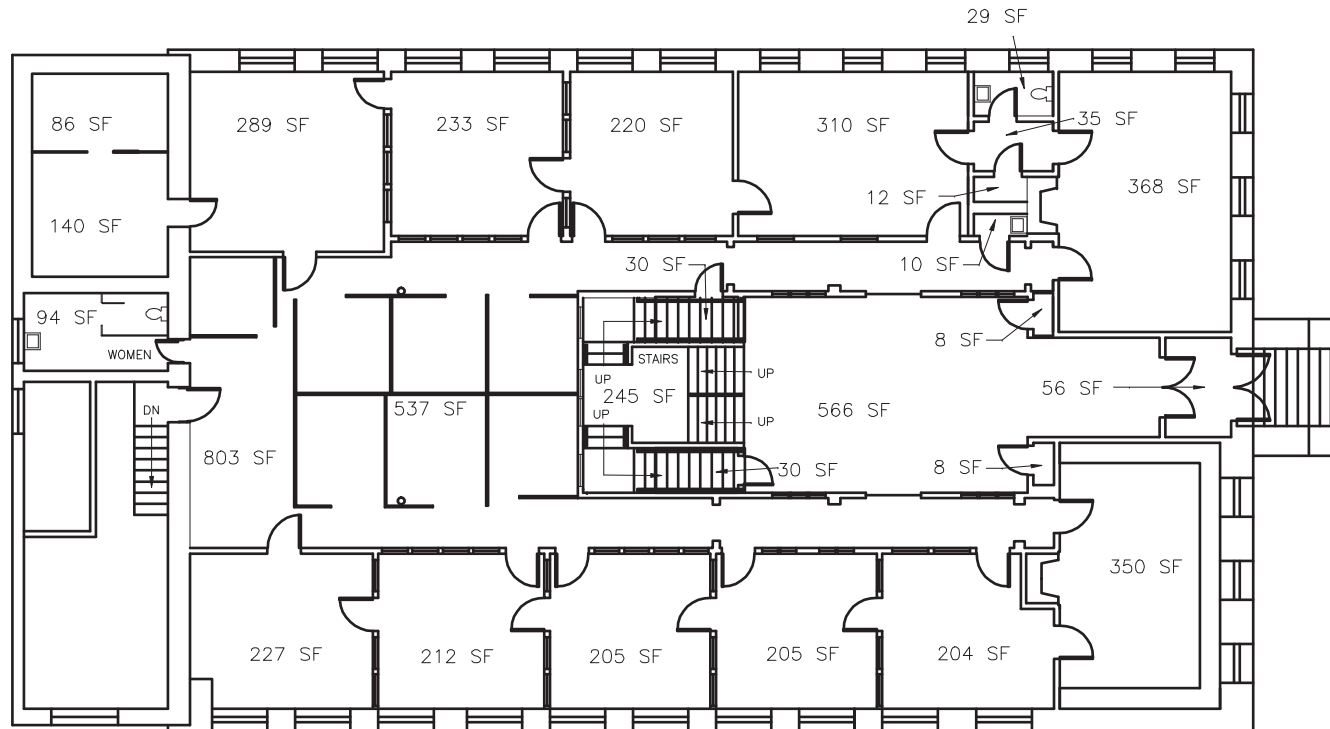
## City of Bloomington TECH PARK MASTER PLAN

### Showers Administration

DRAWING NO.: 5A

PROJECT NO.: 2012-06

DATE: AUGUST 2012



# FIRST FLOOR PLAN

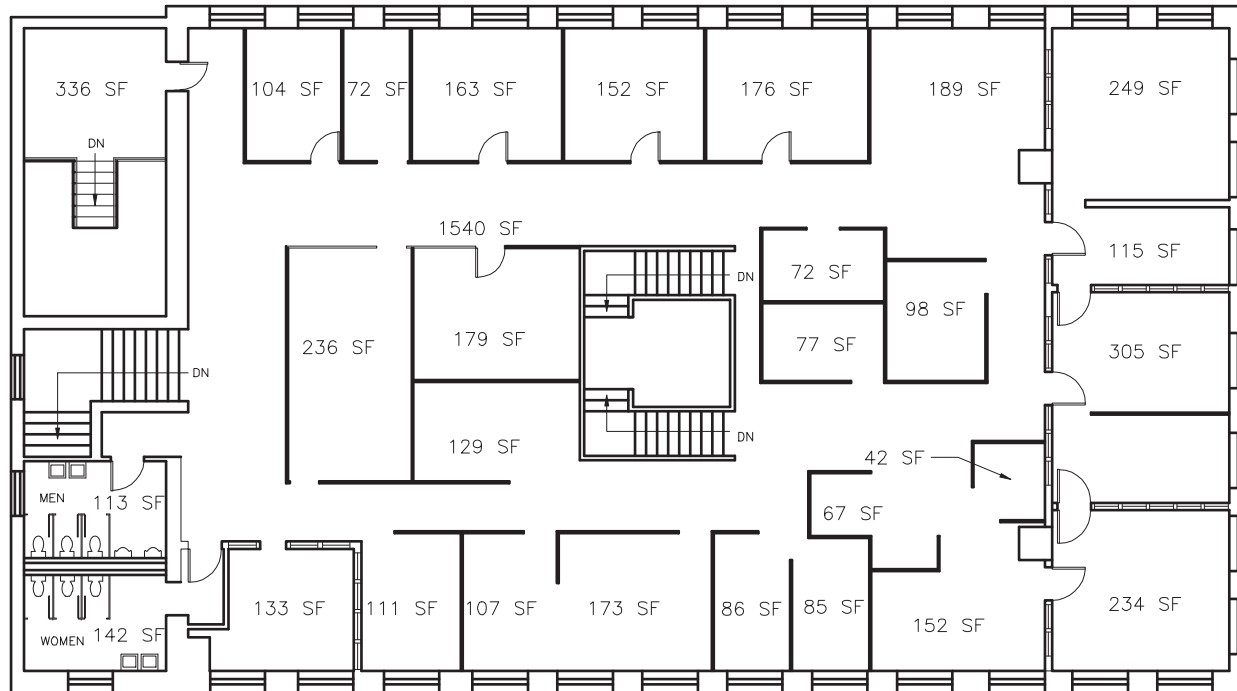
SCALE: 1/16"=1'-0"

6862 s.f. approx. (exterior gross)



## City of Bloomington TECH PARK MASTER PLAN Showers Administration

DRAWING NO.: 5B  
PROJECT NO.: 2012-06  
DATE: AUGUST 2012



## SECOND FLOOR PLAN

SCALE: 1/16"=1'-0"

6930 s.f. approx. (exterior gross)



## City of Bloomington TECH PARK MASTER PLAN

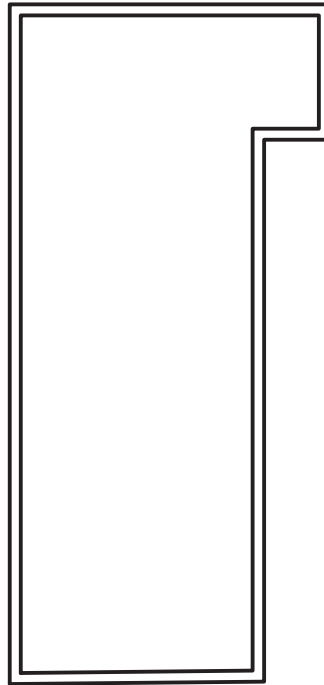
### Showers Administration

DRAWING NO.: 5C  
PROJECT NO.: 2012-06  
DATE: AUGUST 2012

**BLOOMINGTON TECH PARK - FEASIBILITY STUDY**  
PREPARED BY MKSK/KIRKWOOD DESIGN STUDIO, PC  
AUGUST 2012



GARAGE



# GROUND FLOOR PLAN

SCALE: 1/16"=1'-0"

1480 s.f. approx. (exterior gross)



## City of Bloomington TECH PARK MASTER PLAN Showers Garage

DRAWING NO.: 6  
PROJECT NO.: 2012-06  
DATE: AUGUST 2012